



**TEMPE HISTORIC
PRESERVATION
COMMISSION**

Ira Bennett, Vice Chair
Anne Bilsbarrow
Andrea Gregory, Chair
Charlie Lee
Brenda Shears
Korri Turner
Scott Solliday
Lauren Proper

**TEMPE HISTORIC
PRESERVATION
OFFICE**

Alyssa Gerszewski
Nathan Hallam
Hansen
Wm. "Billy" Kiser
Joe Nucci
Mark Vinson

The City of Tempe is a
Certified Local Government,
in association with the United
States Department of the
Interior / National Park Service

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Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, August 08, 2013

Location: Hatton Hall 34 East Seventh Street

Commissioners Present: Ira Bennett, Andrea Gregory, Charlie Lee, Lauren Proper, Scott Solliday, Brenda Shears

Staff Present: Amy Douglass, Alyssa Gerszewski, Nathan Hallam, Billy Kiser, Joe Nucci, Mark Vinson

Public Present: Jen Bodlick, Justin Martinez, Vic Linoff

Call to Order: 6:00 P.M., Andrea Gregory, Chair

1. Call to Audience *NO REPLY*

2. Approval of HPC Minutes 06/11/2013 Tempe HPC meeting

MOTION [BENNETT]: MOVE TO APPROVE TEMPE HPC MEETING MINUTES FROM 06/11/2013 AS AMENDED, SECOND [PROPER], APPROVED, 6-0

3. Public Hearing - Justin Martinez Property Proposed Development

- Nucci: Summarizes events at July HPC meeting and failure to attain unanimous 4-0 Commission vote on motion.
- Martinez returns for HPC re-vote on proposed development.
- Shears: Proximity of house to Kirkland-McKinney ditch alters nature of the landscape
- HPC: praise for thoughtfulness of property owner in conceiving house plans and sensitivity for landscape
- Commissioners satisfied with design proposals and agree that no further information from property owner is necessary

MOTION [SHEARS]: MOVE TO APPROVE PROPOSED CONSTRUCTION PLANS FOR MARTINEZ HOUSE WITH NO CONTINGENCIES, SECOND [BENNETT], APPROVED, 6-0.

4. Discuss & Consider Tempe General Plan 2040 Update

- General Plan 2040 land use and development chapter, in its entirety, is posted on the city website.
- Proposed amendments to GP2040 do not bring any new preservation concepts or initiatives
- HPO seeks HPC input on necessary GP2040 updates in order to mesh land use planning and historic preservation

- Discussion of the concepts of density vs. intensity in land use planning
- Cultural resource areas (CRAs) have not functioned as anticipated in GP2030
- Q: Should CRAs remain what they have been, and instead of amending them, HPC establish “heritage areas”?
- HPO/HPC needs guidelines for maintenance of potential historic districts, to identify character defining features; Nucci proposes adding appendices to GP2040 in order to accomplish this
- Discussion of neighborhood education initiatives
- Discussion of Solliday’s 2001 research that identified 32 potential historic districts
- Discussion of how Tempe planners have used CRAs to control neighborhood density
- Q: Can we simply redefine CRAs? Nucci: preferably not
- HPC would not eliminate nor add any CRAs in GP2040
- Q: Is there any precedent for CRAs in other municipalities? A: Yes, in the form of heritage conservation areas. HPC considers looking at such models to inform future direction on Tempe CRAs
- Suggestion to retain current CRAs under GP2030, and create a new but similar device for GP2040 to allow new definition of CRAs without altering the status of previously-determined CRAs
- Six of the CRAs listed in GP2030 no longer have historic integrity
- New proposal for CRAs would aim to prevent construction of modern mansions in single-family zoned neighborhoods, thus taking **intensity** into consideration in addition to **density**, which planning has used to prevent multi-family housing units from being built in single-family neighborhoods
- HPC requests draft of both options (redefinition and new device) for review prior to making a decision on which recommendation to make
- Q: Should density and intensity be considered individually within each CRA?
- HPO will distribute draft copies of both aforementioned options for review by HPC prior to September meeting, when a vote will be taken
- CRA definition in GP2040 again references “development standards in effect at the time the plan is adopted” – thus unintentionally moving the standards ahead from 2003 to 2014.

5. Discuss & Consider Proposed Cavalier Hills Historic District Designation

- Gerszewski: neighborhood meeting to be held August 22 at North Tempe Multi-Generational Center
- Informational brochures to be distributed door-to-door by HPO staff
- SHPO has requested a Recommendation of Potential Eligibility (ROPE) application for the proposed historic district

- State historic preservation officer James Garrison unofficially acknowledged the eligibility of Cavalier Hills as a historic district
- A group within the neighborhood has organized in opposition to historic designation and has met with SHPO and with Tempe Mayor Mark Mitchell.
- Explanation of what the “ROPE” process entails
- Post-Prop 207 era requires broader public outreach to obtain support for district nominations such as the one being proposed for Cavalier Hills
- Commissioners encouraged to attend August 22nd neighborhood meeting
- HPO is bringing residents from previously-listed historic districts to address residents of Cavalier Hills at August 22nd meeting.

6. Discuss & Consider HE Classification Process

- Gregory: commissioners should consider what, specifically, is problematic with the HE process and needs to be discussed
- Proposal for HE to be discussed at length at an HPC retreat or executive session
- City attorney’s advice should be solicited on city ordinance requirements, to clarify HPC obligations
- When HPO mails letter informing property owners of historic eligibility, an informational brochure should be included with the letter to allay any misunderstandings
- Commissioners Shears and Proper will work with HPO to draft an informational brochure/letter
- Discussion of the need to clarify between HE and actual historic designation
- Vinson: explanation of city council’s original intent in creating HE process in 2000
- HPC will schedule a retreat in the near future to discuss this and other preservation issues/initiatives, including GP2040 update; HPO will request that they city attorney or assistant city attorney attend to provide clarification on legal obligations

7. Discuss & Consider Graduate Student Intern Program Projects

- Gerszewski and Nucci scheduled to speak at Hackett House 125th Anniversary event on September 18th
- Kiser: Tempe Double Butte Cemetery has officially been listed on the National Register of Historic Places
- Kiser: Still waiting to hear from SHPO about the approval of the Tempe Municipal Building NRN
- Hallam: Last HPC meeting as a Tempe preservation intern; has accepted a new job in Sacramento, California
- Nucci: Hansen is now working with Mark Vinson and will begin attending HPC meetings

8. Discuss and Consider Chair/Staff Updates:

- HPO has received grant funding from SHPO to continue intern program (in-kind match for grant received from GRIC)
- Information on upcoming tour of the Mill to be led by Gerszewski
- Tempe mayor attending design conference in Sacramento, where the Flour Mill site was selected as Tempe's project; development proposals forthcoming
- Shears: information on microfilm research pertaining to the Cushing and Hodge archaeological expeditions at Tempe

9. Current Events / Announcements / Future Agenda Items

Cavalier Hills Neighborhood Meeting, 08/12/2013 at 6:30 p.m. at North Tempe Multi-Generational Center

Next HPC Meeting Date Thursday 09/12/2013 at 6:00 p.m. at Hatton Hall, 34 E. 7th Street

Meeting adjourned at 7:50 pm

Andrea Gregory, Chair

-minutes scheduled for HPC approval on 09/12/2013

FREQUENTLY USED ABBREVIATIONS OR ACRONYMS

- CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects, as well as the Community Design Studio / City Architect. The Tempe Historic Preservation Office is an agency of the Special Projects Division.
- CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs and entitled to comment on NR and other SHPO activities within their boundaries. The City of Tempe became a CLG in 1995.
- DDA – Development & Disposition Agreement: a redevelopment contract between the City and one or more developers or redevelopers specifying terms and conditions for construction or reconstruction.
- DSD – City of Tempe Development Services Department: dealing with Building Safety, Land Use, Planning and Zoning
- DRC – City of Tempe Development Review Commission: volunteer board advising Mayor and Council on matters related to the built environment and administration of General Plan 2030 and the Zoning and Development Code.
- GRIC – Gila River Indian Community: is an alliance of two tribes, the Akimel O'odham (Pima) and the Pee Posh (Maricopa). Established by Executive Order in 1859, the Community covers more than 600 square miles and is the largest indigenous community in the Phoenix metropolitan area. GRIC helps make the Tempe Preservation Graduate Student Intern Program possible through a generous grant of State-Shared Revenue funds.
- HPF – (see Tempe HPF) Tempe Historic Preservation Foundation
- HSRC – (Arizona) Historic Sites Review Committee: Arizona's official Arizona and National Register of Historic Places review board. The HSRC meets three times during the year to review National Register nominations and advise the State Historic Preservation Officer on nominations to the State and National Registers.
- IIBC – International Existing Building Code: adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.
- IRS – Issue Review Session: informal Mayor and Council public meeting where members of the public may come forward and talk with City Council during the "Call to the Audience" prior to regular Council meetings.
- NPS – National Park Service: the City of Tempe is a Certified Local Government through an inter-governmental agreement with the United States Department of the Interior National Park Service and the Arizona State Historic Preservation Office.
- NRN – National Register Nomination: An application to list a property on the National Register of Historic Places is reviewed by the SHPO and then by the Arizona Historic Sites Review Committee (Sites) before formal application is made to the Keeper of the National Register in Washington DC.
- PAD – Planned Area Development: site plan overlay to define development standards for a specific project.
- SHPO – State Historic Preservation Office: a division of Arizona State Parks, responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources; established by the National Historic Preservation Act of 1966.
- SRP-MIC – Salt River Pima-Maricopa Indian Community: created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.
- Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments; charged with administering the Tempe Historic Preservation Ordinance and Plan, as well as advising Mayor / Council on all matters related to historic preservation
- Tempe HPF – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 "The Foundation advocates preserving Tempe's at-risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising."
- Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe's prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities; provides staff support to the Tempe HPC.
- THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.
- TOD – Tempe Transportation Overlay District: placed to encourage appropriate land development and redevelopment consistent with and complementary to the community's focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City; typically in association with the light rail.
- ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe; establishes zoning districts and development standards.